

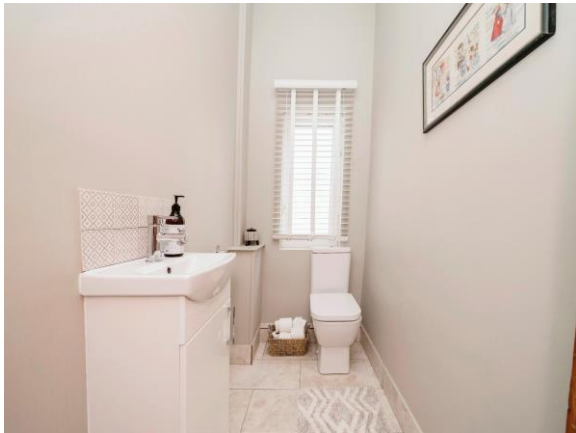


**Westmoreland Road, Wallasey, CH45 1HU**

**welcome to**

**Westmoreland Road, Wallasey**

PERFECT FOR FAMILIES OR UPSIZERS! This could be the house for you! This property boasts 5 bedrooms over 2 floors, ready to just drop your furniture in! Call us today and book your viewing.



### Property Description

Jones and Chapman are proud to bring you this beautifully presented and modern five bedroom semi-detached property. You'll be well connected to excellent travel links via bus and train into Liverpool and across the Wirral. For those with families you'll be in the catchment of sought after schools at the primary and senior levels. The house itself consists on the ground floor of spacious living room, large open plan Kitchen/Dining room, utility room and downstairs toilet. To the first floor are four generous bedrooms, and the family bathroom. On the second floor are the fifth bedroom and an office space (possibility for another small bedroom). Externally the house comes with a beautiful garden. Viewing is essential to appreciate the true potential of the house so call us now to avoid disappointment!

### Vestibule

Double glazed door and Minton tiles.

### Entrance Hall

Door leads to rear garden, radiator and coved ceiling.

### Cloakroom

Wash hand basin, vanity and splash back. WC, tiled floor and double glazed window.

### Lounge

14' 6" max x 13' ( 4.42m max x 3.96m )  
Double glazed bay window, fire place, radiator, picture rail, coved ceiling and stripped boards.

### Dining Area

15' 2" x 12' 3" ( 4.62m x 3.73m )  
Two double glazed windows, radiator, feature fire place, picture rail, coved ceiling, stripped floor boards and steps down to the kitchen.

### Kitchen

12' 3" x 12' 1" ( 3.73m x 3.68m )  
Comprising base units, ceramic sink and drainer. Wood block work tops and upstand. Electric hob and cooker. Dishwasher and wine rack. Tiled flooring and double glazed window.

### Utility Room

7' 1" x 8' ( 2.16m x 2.44m )  
Work tops, plumbing for washing machine and space for dryer. Sink, tiled floors and two double glazed windows.

### Basement One

11' 10" x 14' 4" ( 3.61m x 4.37m )  
Meter cupboard, laminate flooring and bay window.

### Basement Two

Boiler, shelves and double glazed window.

### First Floor Landing

#### Bedroom One

12' 4" max x 15' 3" ( 3.76m max x 4.65m )  
Two double glazed windows to front, feature fireplace, radiator, painted floorboards and coved ceiling.

#### Bedroom Two

14' 3" into bay x 12' 11" into bay ( 4.34m into bay x 3.94m into bay )  
Double glazed window to front, radiator, picture rail and coved ceiling.

#### Bedroom Three

8' 9" x 8' max ( 2.67m x 2.44m max )  
Double glazed window, cast iron fire place with tiled hearth, radiator.

#### Bedroom Four

7' 1" x 8' 1" ( 2.16m x 2.46m )  
Double glazed window to rear and radiator.

### Bathroom

12' 1" x 11' 11" ( 3.68m x 3.63m )  
Comprising WC, shower tray and screen and bath with mixer tap. Twin wash hand basin and vanity. Tiled splash backs, tiled floor, column radiator, spotlight and fire place. Double glazed window.

### Second Floor

#### Study Room

9' x 8' 2" ( 2.74m x 2.49m )  
Skylight window and radiator.

### Loft Space

3' narrowing to 12' 2" x 11' 11" ( 0.91m narrowing to 3.71m x 3.63m )  
Restricted Head Height.  
Two double glazed windows and fireplace.



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welcome to

## Westmoreland Road, Wallasey

- Council Tax Band: B
- Three Storey Semi-Detached Property
- Beautifully Presented and Modern Throughout
- Five Bedrooms, Good sized Garden / Outdoor Space
- Close to Local Amenities & Transport Links

Tenure: Freehold EPC Rating: E



# £375,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL110092 - 0003

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jones & chapman



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